

Clonburris T3

Compliance Condition 11 Report

CLB-T3-ZZZ-SW-DTM-RP-DBFL-CE-0007

INFRASTRUCTURE



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DBFL CONSULTING ENGINEERS



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1 Introduction

Planning Permission was initially granted for the proposed development, Clonburriss T3 (Planning Ref. SDZ22A/0017) on 16 May 2023 with a list of planning conditions, including condition 11 below.

Compliance Condition 11 SuDS

- a) Prior to commencement of development, the applicant shall submit a drawing and report to show what the discharge rate in litres/second is from proposed site. The applicant shall show how and where discharge rate of surface water is proposed for the development.*
- b) Prior to commencement of development, the applicant shall submit a revised drawing showing the surface water layout that includes the location and method of discharge rate from proposed site. Show what the discharge rate for proposed site is. The applicant shall show on the drawing what surface water attenuation is provided in m³ and where surface water attenuation is provided.*
- c) Prior to the commencement of development, the applicant shall provide a revised layout / landscaping plan that indicated additional e SuDS (Sustainable Drainage Systems) in proposed development such as a Green Roof, Swales, permeable paving and other such SuDS. Examples of SuDS can be found in the SDCC SuDS Guide at: [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#). The applicant shall provide additional details including details of filter strips, road edge detail showing how water accesses the swales/tree pits and bioretention areas, further detail on Tree pits. The applicant shall also demonstrate the amenity and biodiversity value of SuDS measures.*
- d) The applicant shall contact water services and the Public Realm Department in SDCC to discuss above issues before resubmitting above documents and drawing. REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision*

A compliance submission addressing all compliance items, including Condition 11, was then lodged on 26 July 2023. This included updated drainage drawings and a letter addressing each item in Condition 11.

After submitting this information, a notification of non-compliance was received for Condition 11. Following the notification of non-compliance, an in-person meeting at SDCC offices was held between SDCC Drainage (Brian Harkin), Parks (Laurence Colleran) and DBFL on 27/09/2023 where the principles of the updated compliance submission were agreed prior to lodging the revised submission on 30 November 2023.

On 7 February 2024, SDCC again issued a notice of non-compliance on Condition 11 and noted that they did not recall previous meeting. An additional meeting was held 20/02/2024 ahead of submitting this response document which addresses the outstanding compliance item.

Item no. 1

Water Services are not satisfied that Condition 11 of Planning reference SD22A/0017 is being complied with. The proposed development shows road gullies in front of Tree pits which stops surface water reaching the tree pits. It is unclear why road gullies need to divert water below tree pit base and where such road gullies are. Surface water should flow directly on to the surface water of tree pit from footpath or road. Proposed layout contradicts SuDS (Sustainable Drainage Systems) requirement for the site. Submit a revised drawing in plan and cross-sectional view showing surface water layout such that surface water can enter tree pits and not have road gullies stopping surface water entering tree pits. Examples of SuDS can be found online in SDCC (South Dublin County Council) Sustainable Drainage Systems at Sustainable Drainage Systems – SDCC

DBFL Response

As shown in the pervious compliance response sent to SDCC on 30 November 2023, most of the road gullies across the site have been removed and surface water runoff from roads generally discharge directly to tree pits via kerb inlets (Type 2 tree pits on drainage drawings).

As agreed during the previous meeting with SDCC on 27/09/2023, road gullies are still required at certain locations in order to mitigate flood risk and satisfy minimum SDCC road design requirements. Road gullies remain in place at low points along the road alignments and before raised tables to avoid pooling against the ramps.

Some tree pits receive water via pipes from road gullies (Type 1 tree pits on drainage drawings) where the tree pit location or level prevents direct overland surface water discharge from the road surface. Although initially collected in a gully, Type 1 pits do not stop water entering tree pits and still discharge all collected flow to the tree pit in line with SUDS best practice guidance.

To further reduce the number of road gullies from the roads network, many of the remaining Type 1 tree pits with gullies have been converted to Type 2 tree pits without road gullies as part of this compliance submission. Refer to the enclosed drainage drawing CLB-T3-94-SW-DTM-DR-DBFL-CE-1311 which shows the tree pits as part of the surface water management strategy. The kerbing Layout CLB-T3-95-SW-DTM-DR-DBFL-CE-1211 shows the proposed kerb inlets to allow surface water to directly enter the tree pits.

Further, during DBFL's meeting with SDCC drainage it was requested that 150mm ponding depth at tree pit bases be allowed for before overflowing in to the storm sewer via an overflow pipe at the tree pit base. Refer to the "Type 2" tree pit detail capturing this requirement on the enclosed drawing CLB-T3-94-SW-XXX-DR-DBFL-CE-5304.

Item no. 2

Water services do not recall a meeting with applicant to discuss submission prior to revised documents and drawings being submitted. Prior to submission of revised drawings and report contact Water Services (SDCC) and Public Realm (SDCC) to discuss outstanding issues.”.

DBFL Response

An in-person meeting at SDCC offices was held between SDCC Drainage (Brian Harkin), Parks (Laurence Colleran) and DBFL on 27/09/2023 where the principles of the updated compliance submission were agreed prior to lodging the revised submission on 30 November 2023

DBFL again met with the SDCC drainage department (Brian Harkin) on 20/02/2024 (via MS Teams) to agree on all responses to outstanding compliance items in this report.



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